

# **NYAPPA Winter Conference**

## **February 3, 2026**

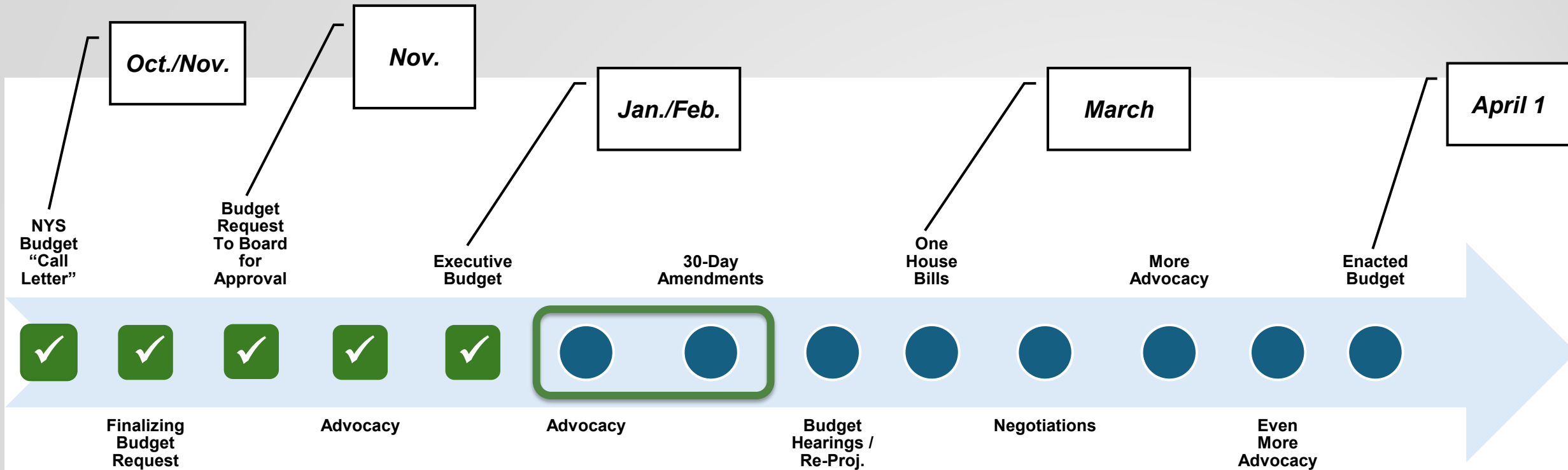


State University  
**Construction Fund**

# CAPITAL BUDGET



# New York State Budget Process Timeline



## Not Shown:

- Potential outside impacts (Federal, Natural, Local, Electoral, Media)
- Financial Concerns / Windfalls

# STATE UNIVERSITY OF NEW YORK

## 2025 through 2027 ENACTED, REQUESTED, EXECUTIVE CAPITAL BUDGETS

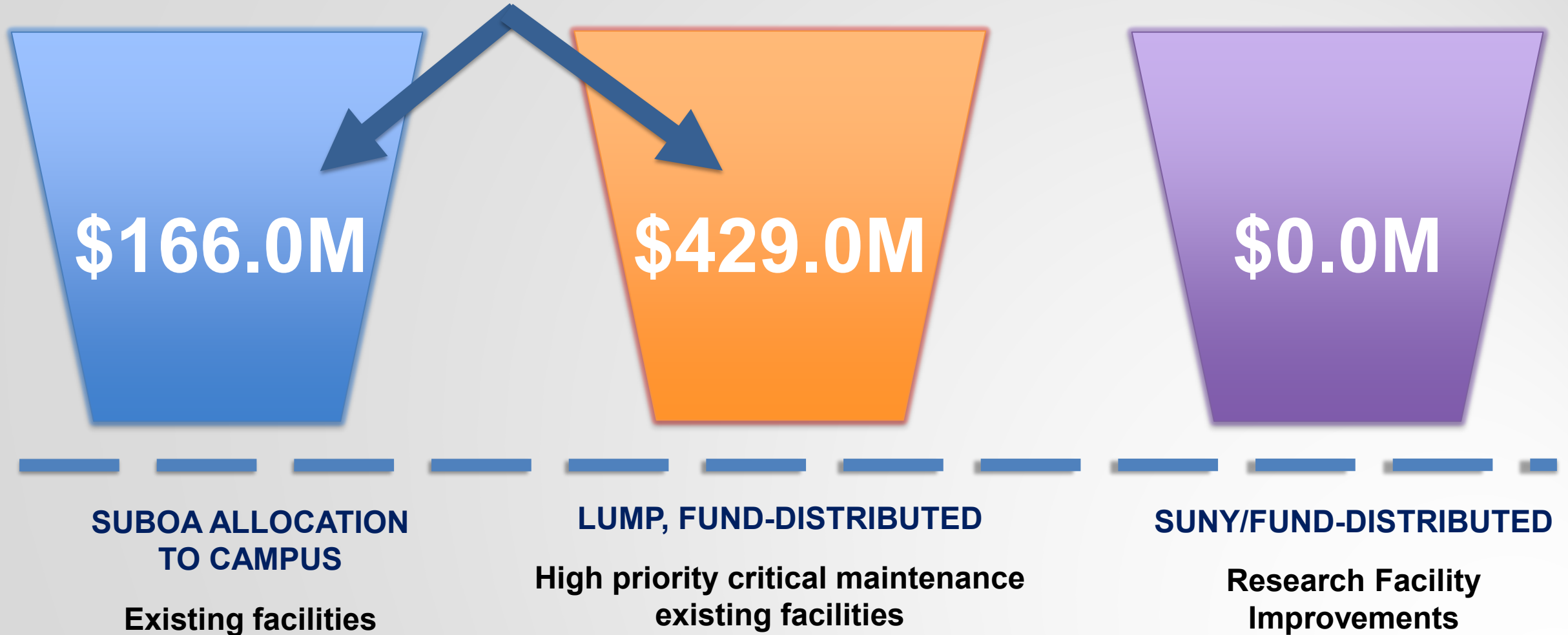
IN MILLIONS

| Program                                                   | 2025/26<br>Enacted | 2026/27<br>Requested | 2026/27<br>Executive |
|-----------------------------------------------------------|--------------------|----------------------|----------------------|
| <b>Educational Facilities</b>                             |                    |                      |                      |
| - Critical Maintenance                                    | \$550.0            | \$1,000.00           | \$595.00             |
| - Building Enhancements, New Construction, Research       | 360.0              | 460.0                | -                    |
| <b>Subtotal, Educational Facilities</b>                   | <b>\$910.0</b>     | <b>\$1,460.0</b>     | <b>\$595.0</b>       |
| <b>Hospitals</b>                                          |                    |                      |                      |
| - Maintenance & Initiatives                               | \$150.0            | \$150.0              | \$150.0              |
| - Downstate University Hospital Flexible Capital Funding* | 450.0              | -                    | -                    |
| - Upstate University Hospital Flexible Capital Funding    | 450.0              | -                    | -                    |
| <b>Subtotal, Hospitals</b>                                | <b>\$1,050.0</b>   | <b>\$150.0</b>       | <b>\$150.0</b>       |

*\*300M was enacted in 2024-25 for a total of \$750M for Downstate modernization and revitalization*

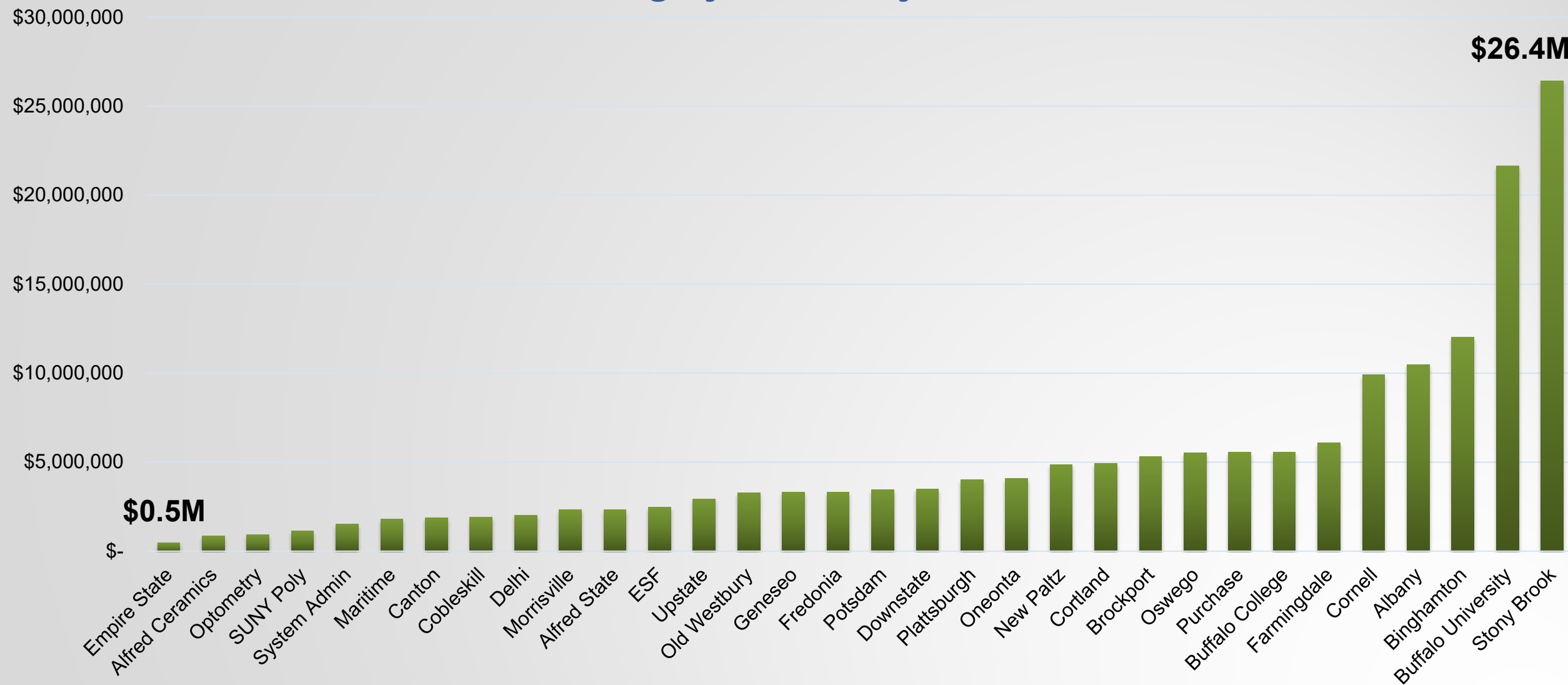
# 2026/27 EXECUTIVE BUDGET CAPITAL FUNDING

**\$595M**



# \$166.0M SUBOA Allocation, Executive Budget

*Largely Driven by SF*



# CONSTRUCTION BID MARKET UPDATE



# Construction Fund Bids v. Budget, Last 12 Months

*through December 2025*

|                                             |                |
|---------------------------------------------|----------------|
| <b>No. of Projects</b>                      | <b>30</b>      |
| <b>Project Budget</b>                       | <b>\$492.8</b> |
| <b>Low Bid Amount</b>                       | <b>\$460.4</b> |
| <b>Low Bids vs. Budget, by Dollar Value</b> | <b>-\$32.4</b> |
| <b>Low Bids vs. Budget, by %</b>            | <b>-6.6%</b>   |
| <b>Average No. of Bidders</b>               | <b>4.4</b>     |

# Construction Fund Bids v. Budget, Last 12 Months

## *through December 2025*

| CAMPUS             | PROJECT DESCRIPTION                                                        | BID DATE   | BUDGET      | LOW BID     | OVER/UNDER \$ | OVER/UNDER % |
|--------------------|----------------------------------------------------------------------------|------------|-------------|-------------|---------------|--------------|
| Old Westbury       | Replace Emergency Generators - Various Buildings                           | 9/17/2025  | \$2,057,000 | \$4,439,000 | \$2,382,000   | 115.8%       |
| Delhi              | Targeted Interior Renovations - Various Buildings - Renovate Welding Lab   | 8/27/2025  | 1,668,000   | 2,350,000   | 682,000       | 40.9%        |
| Upstate            | Upgrade 4th Floor DLAR with Mechanical Addition, Weiskotten                | 1/29/2025  | 30,762,000  | 38,748,000  | 7,986,000     | 26.0%        |
| Delhi              | Renovate South Hall                                                        | 2/19/2025  | 1,933,000   | 2,347,000   | 414,000       | 21.4%        |
| Downstate          | Upgrade / Replace Fire Suppression System                                  | 1/7/2025   | 2,045,000   | 2,432,000   | 387,000       | 18.9%        |
| Oneonta            | Replace Exterior Doors for ADA - Hunt Union and Milne Library              | 3/26/2025  | 1,745,000   | 1,952,750   | 207,750       | 11.9%        |
| Alfred Ceramics    | Rehab for Accessibility Entry to Harder Hall                               | 1/22/2025  | 1,583,000   | 1,740,000   | 157,000       | 9.9%         |
| Purchase           | Rehab Natural Science Building - Bookstore Surge Renovation                | 2/19/2025  | 1,955,000   | 2,135,700   | 180,700       | 9.2%         |
| New Paltz          | Construct New Storage Building                                             | 4/16/2025  | 1,662,000   | 1,788,900   | 126,900       | 7.6%         |
| Alfred State       | Renovate Pioneer Center                                                    | 9/24/2025  | 16,147,000  | 17,172,650  | 1,025,650     | 6.4%         |
| Plattsburg         | Repair Masonry - Myers Fine Arts and Yokum Hall                            | 3/26/2025  | 5,726,000   | 6,033,700   | 307,700       | 5.4%         |
| Fredonia           | Renovate Jewett Hall                                                       | 10/28/2025 | 38,881,000  | 40,350,000  | 1,469,000     | 3.8%         |
| Downstate          | Upgrade / Replace Fire Suppression System                                  | 5/7/2025   | 2,045,000   | 2,011,540   | (33,460)      | -1.6%        |
| Buffalo University | Construct Agrusa Hall - School of Engineering and Applied Sciences (SEAS)  | 8/6/2025   | 82,850,000  | 81,400,000  | (1,450,000)   | -1.8%        |
| Oswego             | Renovate Mahar Hall                                                        | 10/1/2025  | 58,454,000  | 57,117,300  | (1,336,700)   | -2.3%        |
| Albany             | Renovate Lecture Center - Phase VI LC 23-25                                | 3/4/2025   | 9,422,000   | 8,950,000   | (472,000)     | -5.0%        |
| Purchase           | Rehabilitate High Temperature Hot Water Generators - Central Heating Plant | 4/30/2025  | 13,181,000  | 12,310,000  | (871,000)     | -6.6%        |
| Morrisville        | Renovate Educational Opportunity Center, Syracuse - Renovation and Fit-Out | 1/7/2025   | 20,112,000  | 18,500,000  | (1,612,000)   | -8.0%        |
| Morrisville        | Renovate Educational Opportunity Center, Syracuse - Renovation and Fit-Out | 3/4/2025   | 20,112,000  | 18,324,000  | (1,788,000)   | -8.9%        |
| Oneonta            | Upgrade Emergency Generation - Various Buildings                           | 9/3/2025   | 3,773,000   | 3,351,350   | (421,650)     | -11.2%       |
| Purchase           | Renovate Site for ADA Accessibility - Various Locations                    | 9/10/2025  | 15,690,000  | 13,775,000  | (1,915,000)   | -12.2%       |
| Brockport          | Renovate Partial 2nd Floor for Nursing - Hartwell Hall                     | 8/27/2025  | 9,549,000   | 8,383,000   | (1,166,000)   | -12.2%       |
| Upstate            | Fire Suppression – University Hospital                                     | 1/22/2025  | 22,751,000  | 19,505,000  | (3,246,000)   | -14.3%       |
| Farmingdale        | Replace Campus Steam Distribution - Phase 2                                | 1/22/2025  | 32,656,000  | 26,187,000  | (6,469,000)   | -19.8%       |
| Morrisville        | Campus Relocation - Renovate Swing Space                                   | 8/13/2025  | 2,717,000   | 2,073,150   | (643,850)     | -23.7%       |
| Potsdam            | Renovate Maxcy Hall - Field House                                          | 1/21/2025  | 9,180,000   | 6,999,400   | (2,180,600)   | -23.8%       |
| Farmingdale        | Construct New Computer Science Building                                    | 6/4/2025   | 55,701,000  | 41,864,000  | (13,837,000)  | -24.8%       |
| Optometry          | Renovate 16th Floor South - Research Labs                                  | 5/21/2025  | 7,041,000   | 4,996,335   | (2,044,665)   | -29.0%       |
| Downstate          | Garage Demolition                                                          | 12/3/2025  | 10,627,000  | 7,335,650   | (3,291,350)   | -31.0%       |
| Potsdam            | Replace Steam and Chilled Water Piping - Academic Quad                     | 9/3/2025   | 10,722,000  | 5,843,900   | (4,878,100)   | -45.5%       |

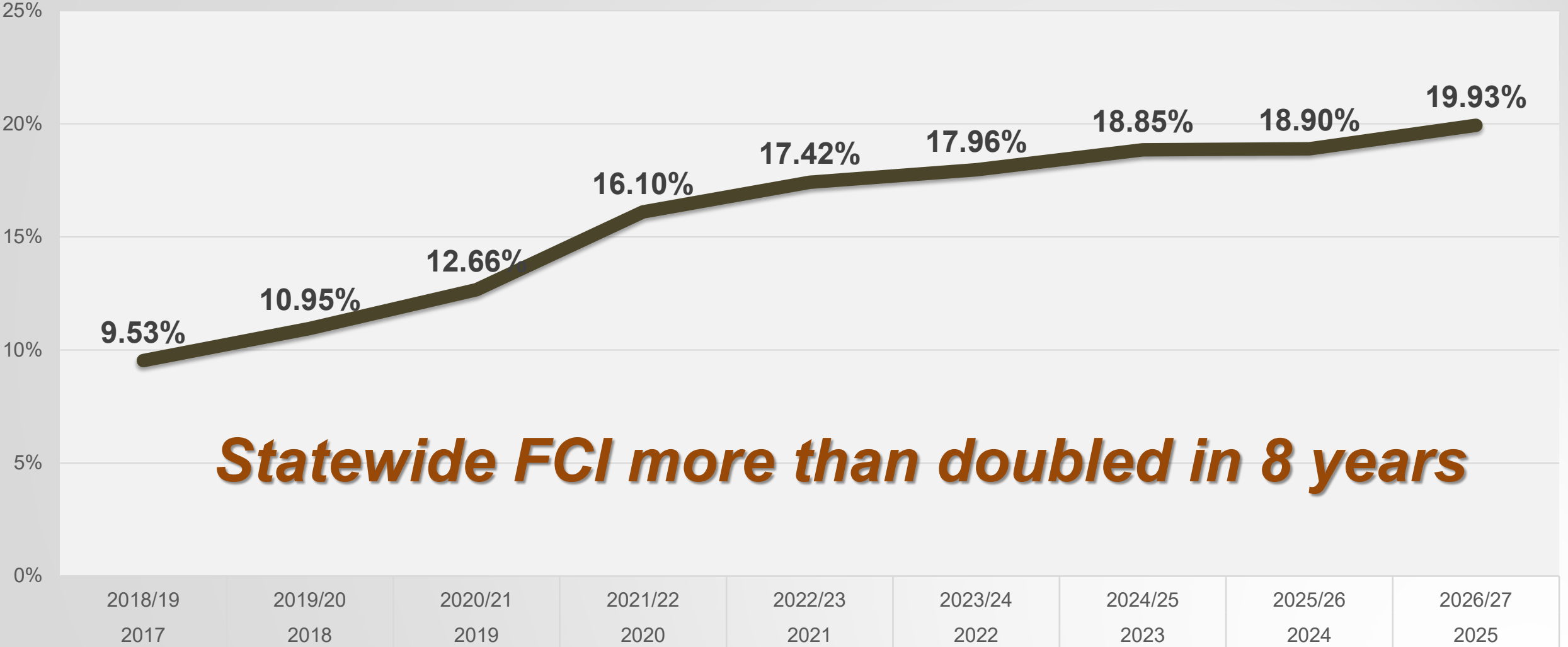


**\$595M\***  
in annual funding

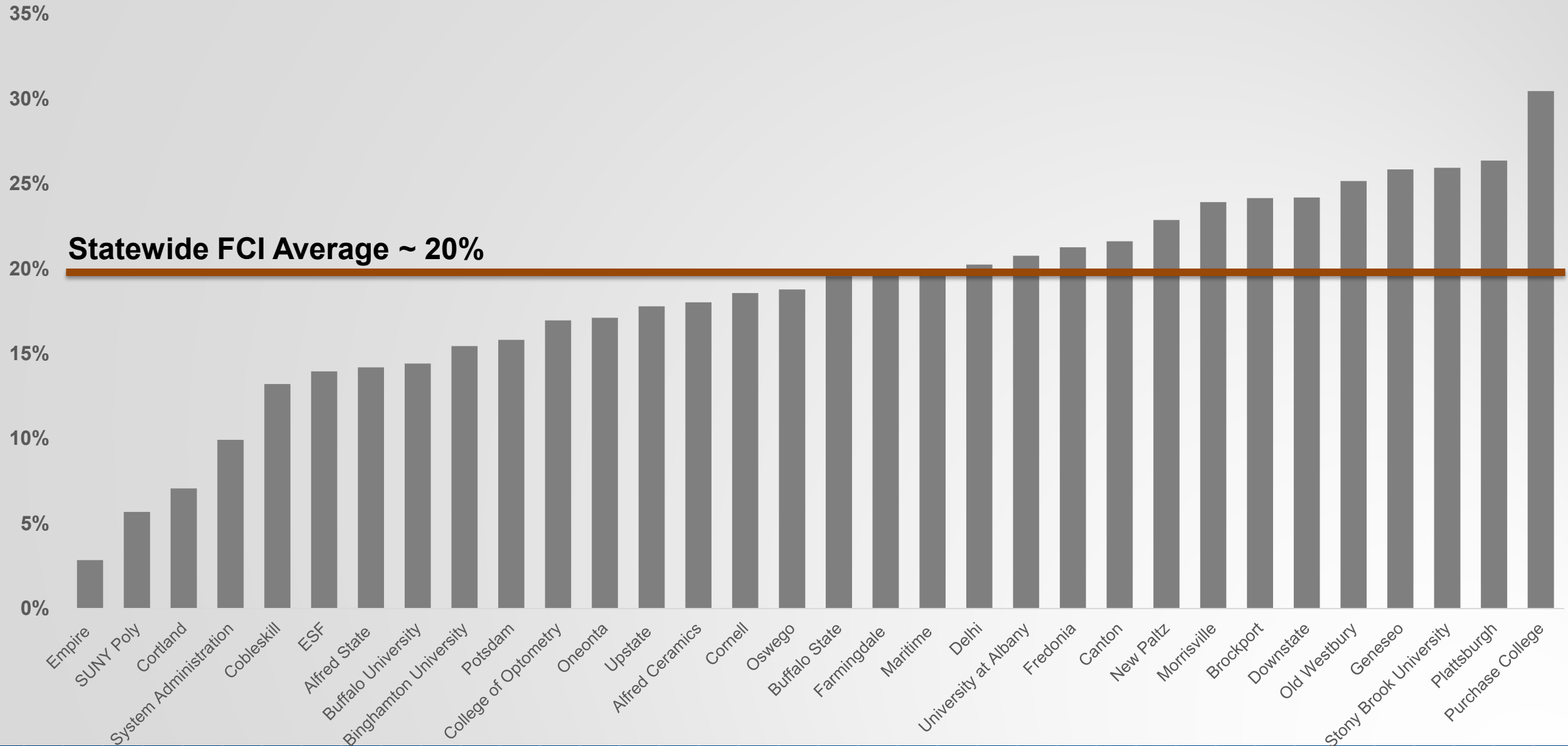
**\$10B**  
in backlog

**\*\$1.6B Needed Annually**  
to address the rate of decay and existing Backlog

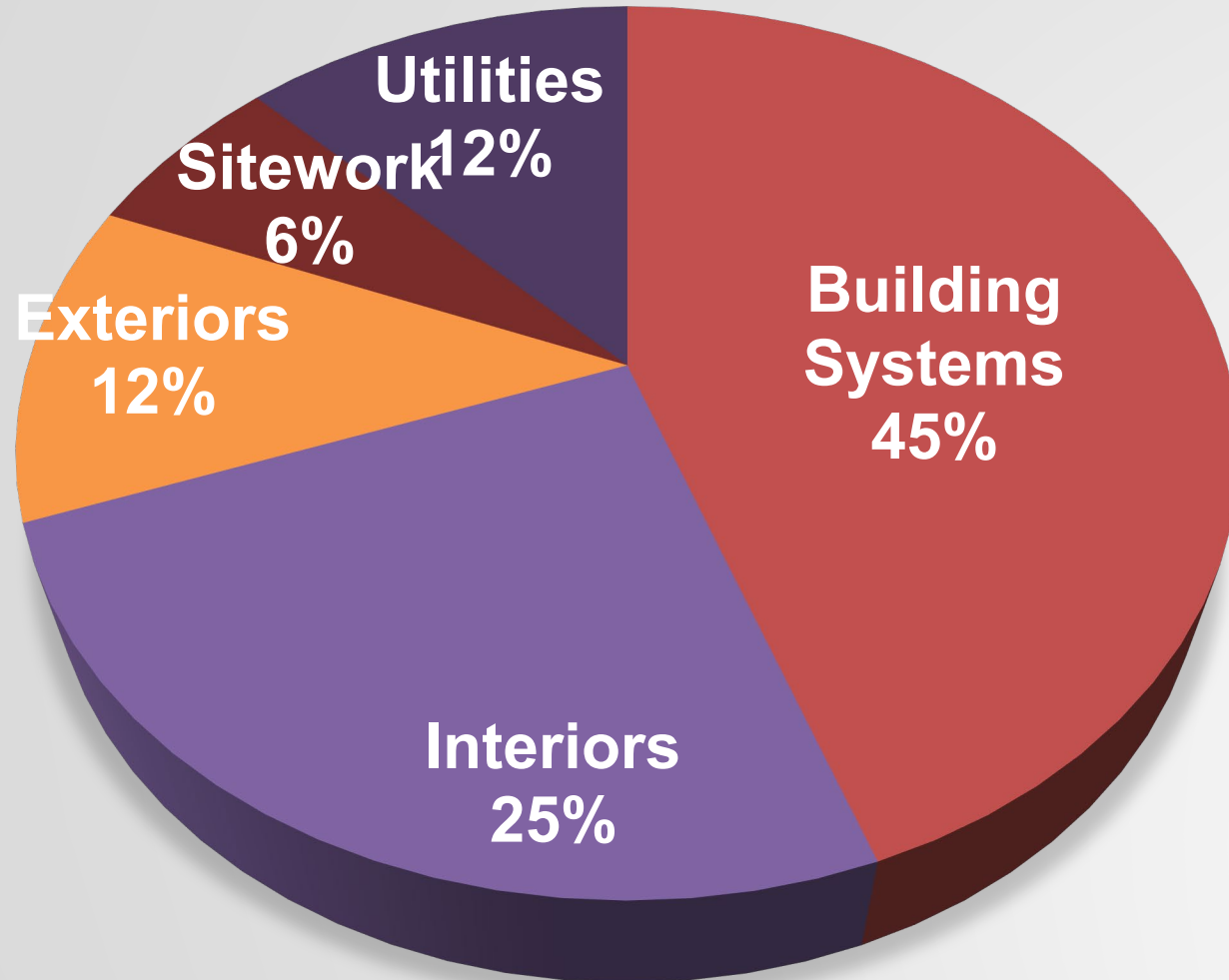
# Statewide Educational Facilities' FCI Index History 2017 to 2025



# Current Educational Facilities' FCI by Campus



# Life Cycle Modeling for SUNY Educational Facilities with \$10B Backlog

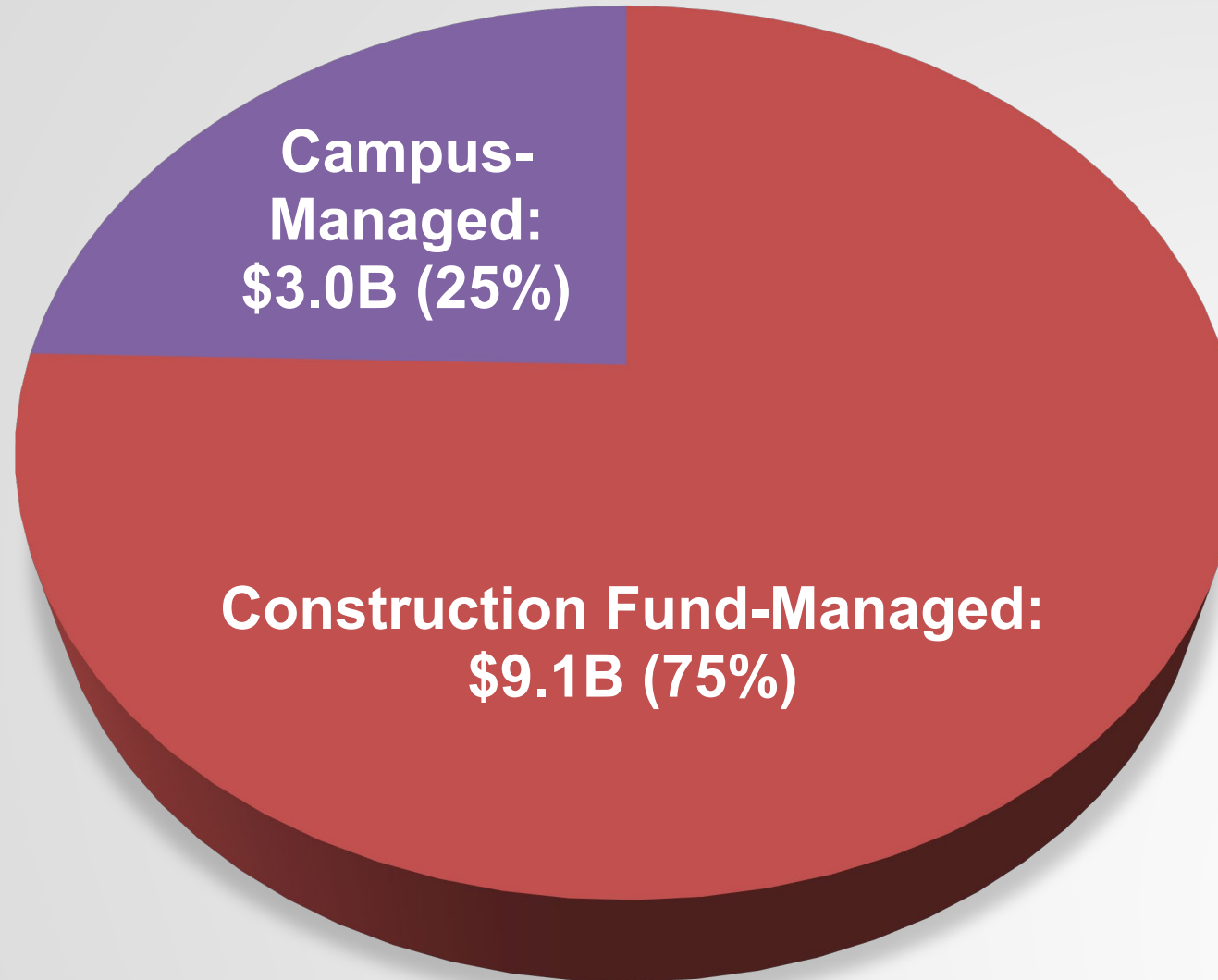


**1,800  
BUILDINGS**

**63.4M  
TOTAL GSF**

# **\$12.1B in 1,030 SUNY Projects are in Active Design or Construction**

822 Projects (80%) are Campus-Managed, 208 Projects (20%) are Fund-Managed



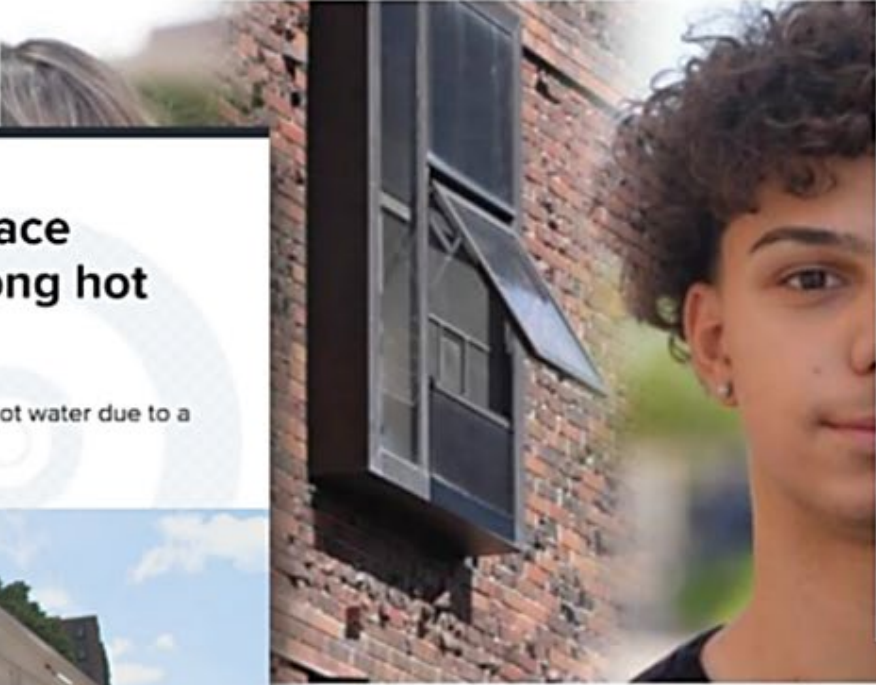
SUNY avoids building emergencies by investing in aging and unreliable systems, assets, and buildings so that students stay warm, safe, and dry.

📍 Buffalo

Buffalo

### More than 600 Buffalo State students have been without hot water for a week

By Michael Schwartz, 28 days ago



As of Wednesday night, approximately 655 residents on Buffalo State's campus remain without hot water.



**Underground steam infrastructure**

A look at the campus underground steam infrastructure in an area where repairs are taking place.

EDUCATION

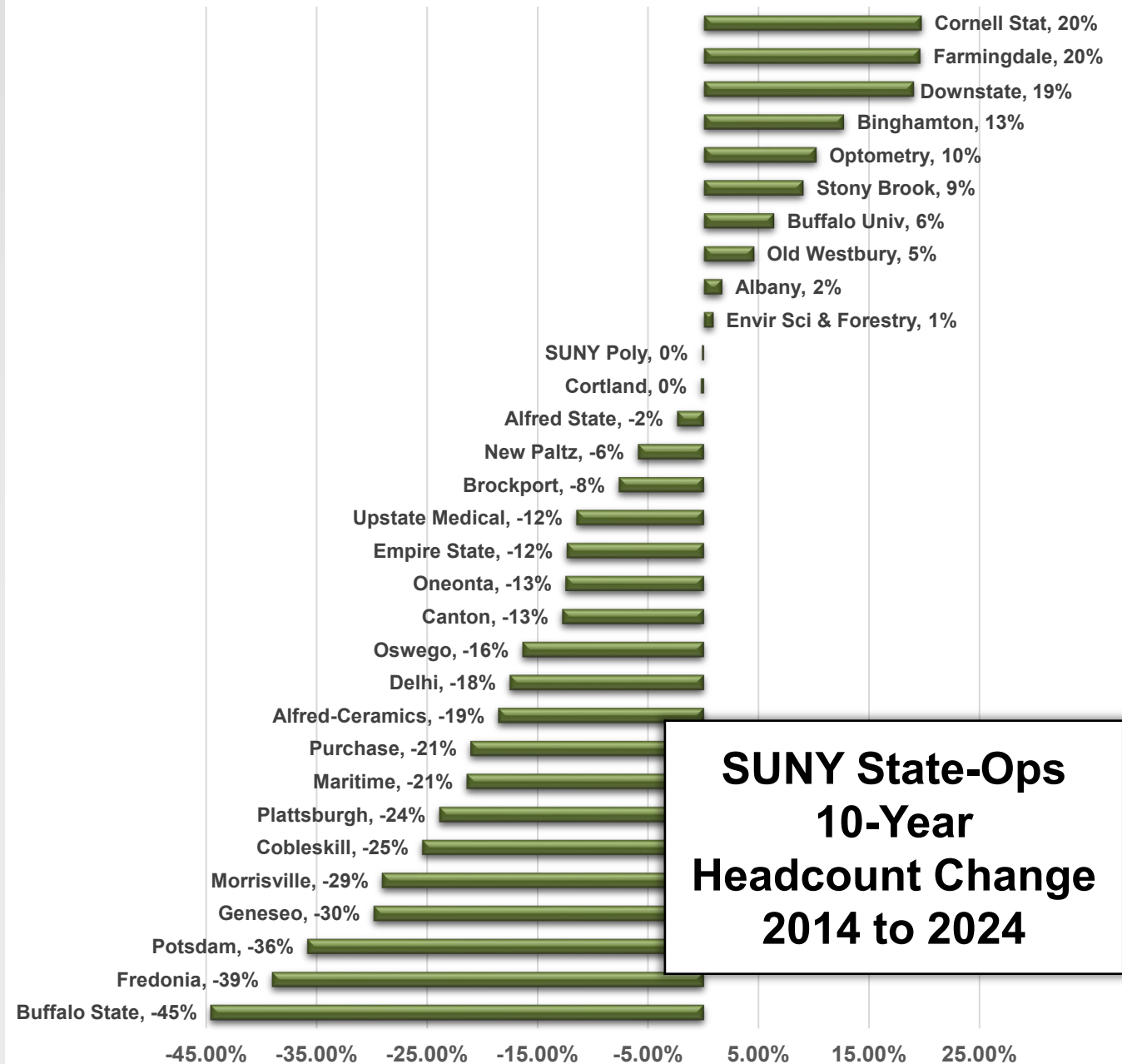
### Buffalo State students face frustrations with weeklong hot water woes

Buffalo State students endure a week without hot water due to a campus-wide leak.



# Preliminary Summary of Demand for 2026-27, \$429M in Funding

| TYPE OF PROPOSED PROJECT                   | PROJECT TOTALS      |                 |
|--------------------------------------------|---------------------|-----------------|
|                                            | All Sectors/Regions |                 |
|                                            | Project Count       | Project Funding |
| Active Projects – Construction & Equipment | ~50                 | ~\$1,100M       |
| Design Starts Requested by Campuses        | ~55                 | ~\$170M         |
| TOTAL                                      | ~105                | ~\$1,270M       |



# Lack of Funding Alters Capital Planning

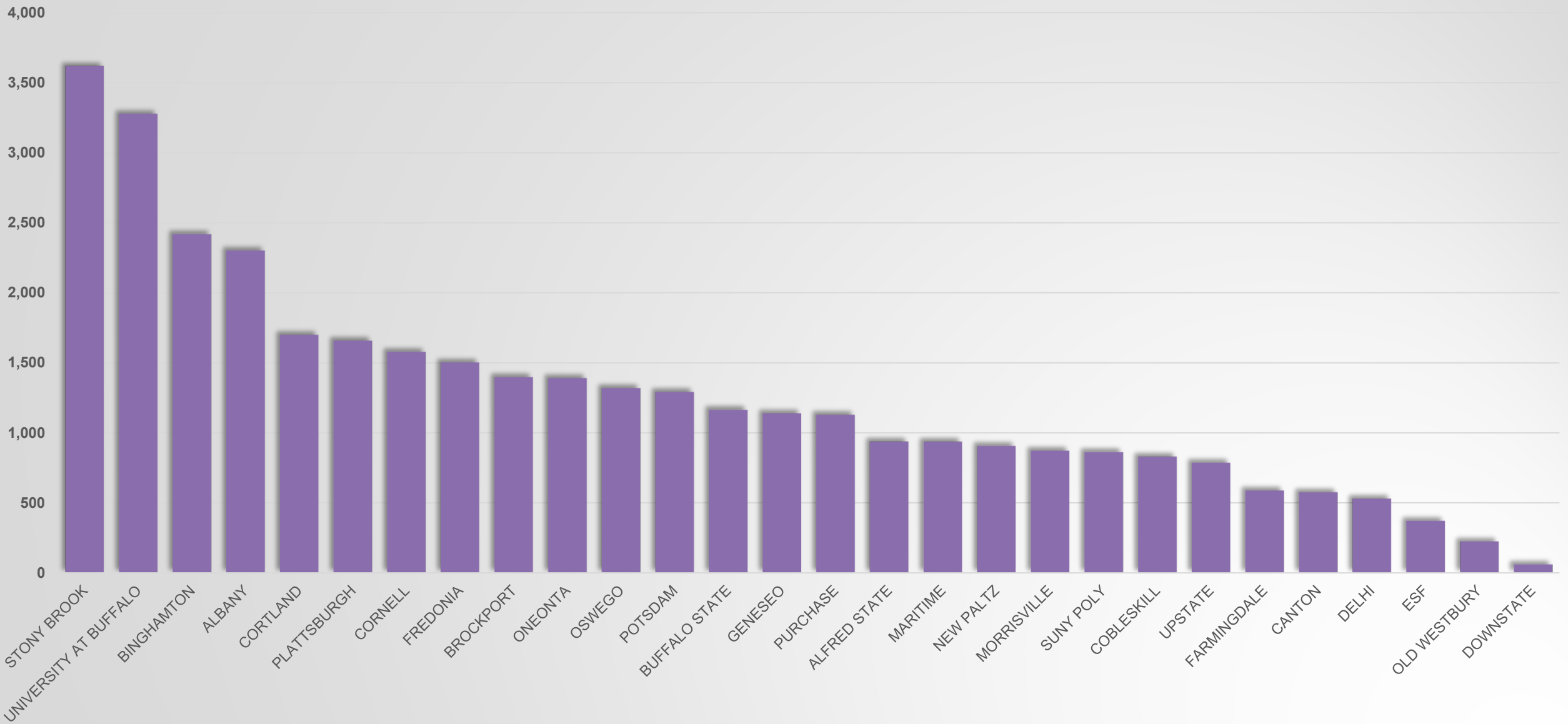


# Budget Realities & Concerns

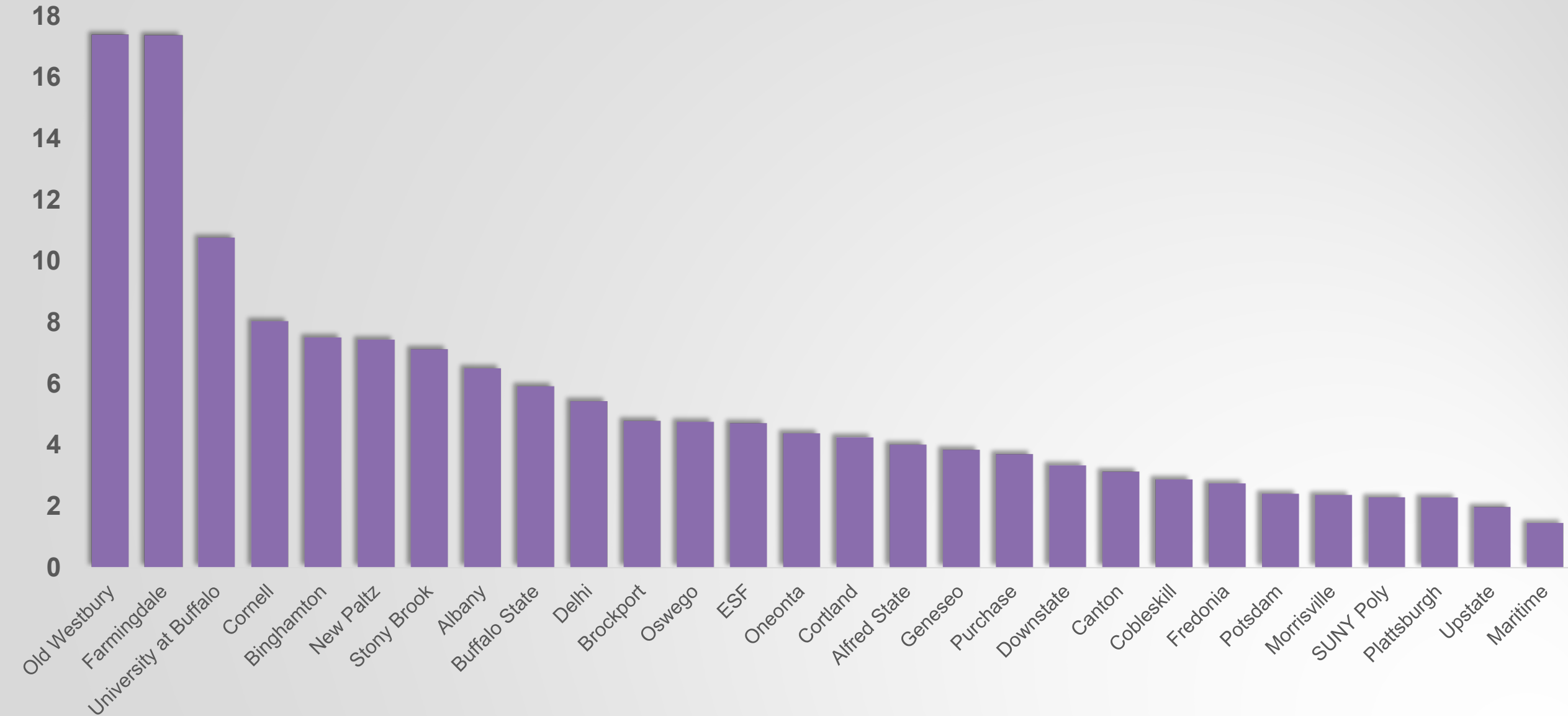
- 5-year capital budget request of nearly **\$10B did not materialize**
- CM funding has not varied significantly since **2008**, with a significant **loss in buying power - \$550M buys \$320M (increase per SF costs)**
- Estimated **\$1.3B** is needed to fund current projects in design scheduled to bid construction in State Fiscal Year 2026-27, **compared to** available funding of **\$429.0M**
- Approximately **50 projects** are ready for construction could not be funded in 2025-26, **impacting numerous campuses. These will have priority for 2026-27.**
- **Large programmatic rehabs** have become **harder to fund**, therefore **priority** was given to **smaller critical maintenance** projects
- A conscious decision was made by SUNY System Administration and the SUNY Board of Trustees to **strive for continued activity on every campus**

...And now, for something  
completely different

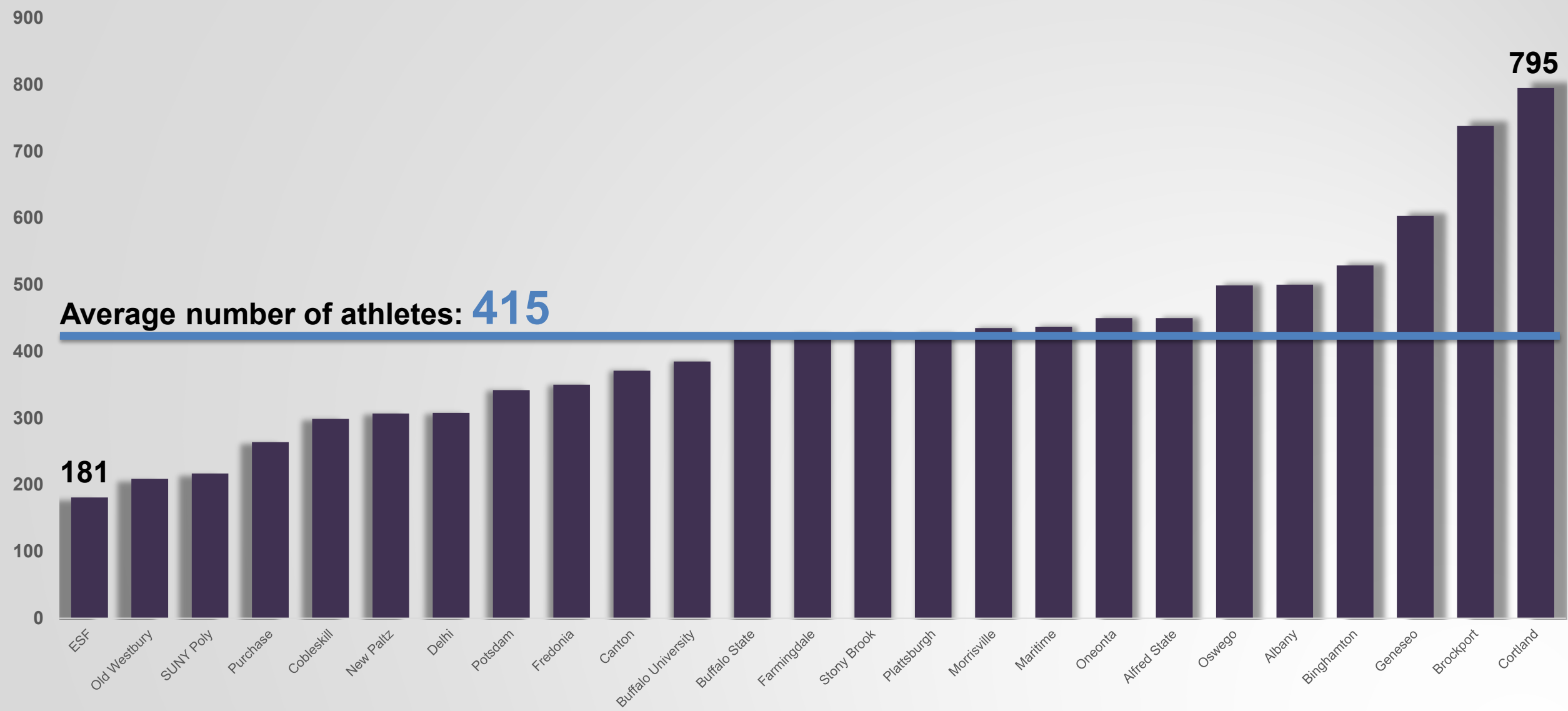
# Number of Dining Hall Seats by Campus



# Number of Students per Dining Hall Seat



# Number of Student Athletes by Campus



# SUNY & FUND INITIATIVES



# Revisit Staff to Bonds Policy

- Met with workgroup to revisit policy
- Create a more targeted, purposeful policy
- Type of professional staff needed
- Differing perspectives on the definition of Site Representative, Fund vs. Campus
- Figure out a way to cap the number of positions that are funded
- Use campus-allocated capital to pay for staff
- DRAFT policy shared with SUBOA

# Staff to Bonds

**Redefine “Staff to Bond” positions as Capital Project Staff** (replacing “professional staff” and “site representative”).

Expanded responsibilities:

1. Supporting and facilitating Fund-managed capital projects
2. Managing Campus Let capital projects
3. Capital project contract management
4. Capital planning

**Dedicated to the Educational Facilities Program**

**Expanded to include Residence Hall Program**

# Funding

- **For Educational Facility Program:** Campus **SUBOA allocation**
- **For Residence Hall Program:** Dorm funds using **074 appropriation**

*No split between the two programs or between Operating and Capital funding*

# New Project Delivery Mechanisms

- The Infrastructure Investment Act of 2025 authorized the Fund and certain construction entities to utilize the Construction Manager as Constructor (CMAC) delivery method, in addition to Design-Build.
- The Infrastructure Investment Act of 2025 also authorized the Fund to pre-qualify contractors to bid construction work.

The Fund is developing guidelines and procedures to utilize this new procurement methodology.

**HOPE SPRINGS ETERNAL**

# Highlights ~ 9 Projects in Design

| CAMPUS      | PROJECT                                                                        | PROJECT VALUE   |
|-------------|--------------------------------------------------------------------------------|-----------------|
| ONEONTA     | Renovate Netzer Hall for Student Services                                      | \$60.7          |
| CORTLAND    | Renovate Corey Student Union                                                   | 79.6            |
| COBLESKILL  | Renovate Home Economics for Agribusiness Research and Workforce Innovation Hub | 21.7            |
| NEW PALTZ   | Renovate College & Shango Halls                                                | 126.9           |
| NEW PALTZ   | Renovate Peregrine Dining Hall                                                 | 48.4            |
| U ALBANY    | Renovate Physical Education Building                                           | 129.1           |
| STONY BROOK | Rehabilitate Exterior Envelope at Health Science Center                        | 159.1           |
| U BUFFALO   | Renovate Parker Hall                                                           | 130.9           |
| CORNELL     | Renovate Plant Science Building (PH 2)                                         | 60.5            |
|             |                                                                                | <b>\$816.9M</b> |

**ONEONTA**

**Renovate  
Netzer Hall for  
Student  
Services**

**\$60.7M**











**CORTLAND**

**Renovate Corey  
Student Union**

**\$79.6M**



Existing





Rendering



Rendering



**COBLESKILL**

**Renovate  
Home  
Economics for  
Agribusiness  
Research and  
Workforce  
Innovation Hub**

**\$21.7M**





## Renderings



Second Floor Hyflex Classroom



Multipurpose Classroom

Rendering



Existing building first floor collaborative space

Rendering



Existing building lower level collaborative space

**NEW PALTZ**

**Renovate  
College &  
Shango Halls**

**\$126.9M**







Rendering



**NEW PALTZ**

**Renovate  
Peregrine  
Dining Hall**

**\$48.4M**







Renderings

**ALBANY**

**Renovate  
Physical  
Education  
Building**

**\$129.1M**





Rendering







**STONY BROOK**

**Rehabilitate  
Exterior  
Envelope at  
Health Science  
Center**

**\$159.1M**





Rendering



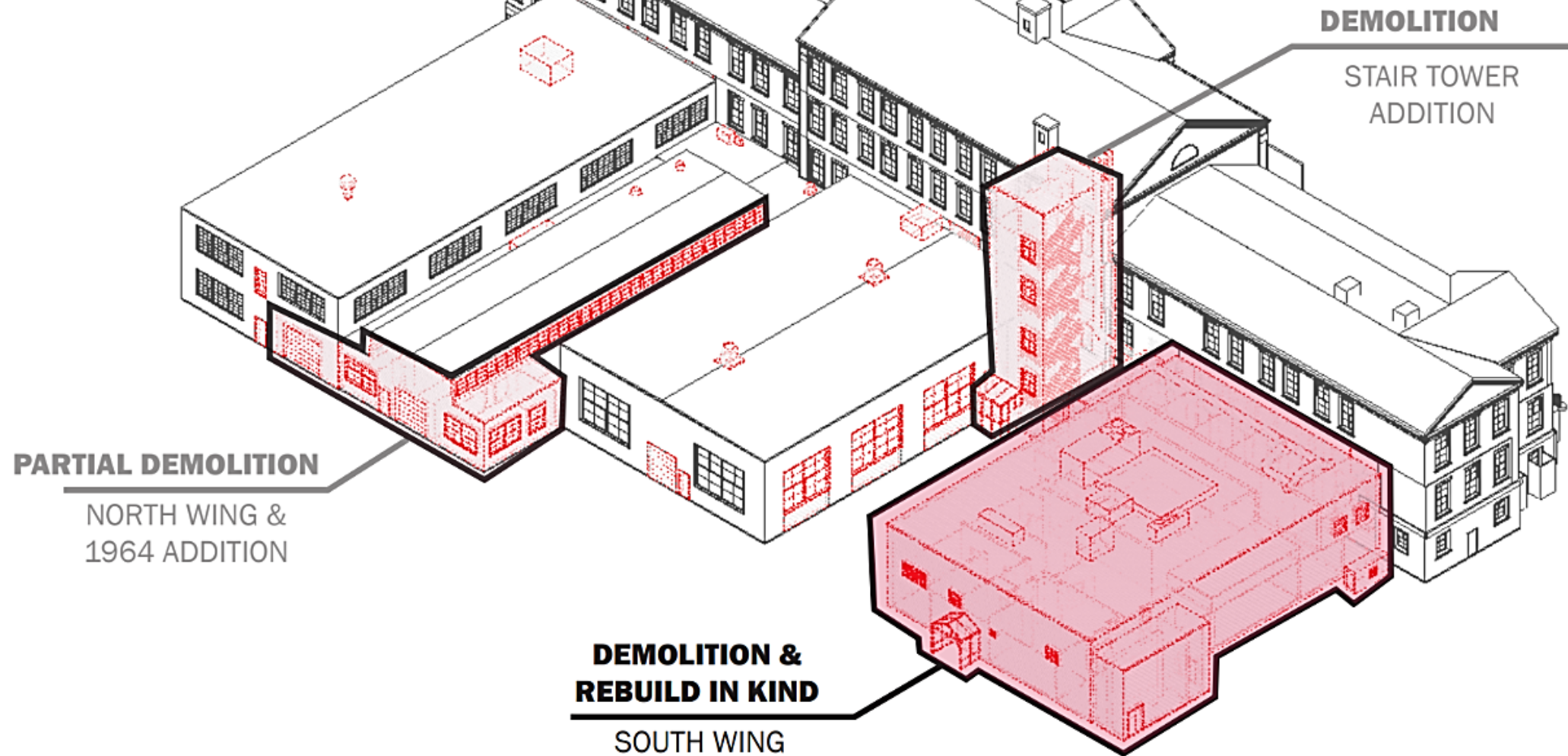


**U BUFFALO**

**Renovate  
Parker Hall**

**\$130.9M**









Existing



Rendering





**CORNELL**

**Renovate  
Plant Science  
Building (PH 2)**

**\$60.5M**



Plant Science Building circa 1930, Sullivan Jones, Architect



# Renovation View from Northwest



# Section through center wing



# Section through lab wing



# 1<sup>st</sup> Floor Central Event Space



## 4<sup>th</sup> Floor Bio-Diversity Hub



# Plant Science Wet Lab



**THE SECRET OF SUCCESS**

# Successful Elements for Executing a Capital Program

## Long-term Planning Based on:

- ✓ Facilities Master Plan
- ✓ Multi-year continuous capital planning
- ✓ Data-driven project selection

## Effective Program Execution

- ✓ Develop Procurement Expertise
- ✓ Complete Program Study early
- ✓ Develop Surge Plan early
- ✓ Efficient and Timely Decision-Making by Planning Committee
- ✓ Manage the **'wants'** of the occupants
- ✓ Delegate Project Development to technical experts
- ✓ Timely encumbrance of allocated Capital Appropriation
- ✓ **Collaboration: SUNY, Consultants, Contractors, Campus Community, and Stakeholders**

IT'S  
TIME TO  
ADVOCATE.

***“THANK YOU AND MORE”***



**Brrrrrrrrrrr...**  
**Enjoy the conference!**

